



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed-use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use-use development, optional, site plan amendment)

LOCATION

Approximately 1.3 acres located along the west side of South Kings Drive, east of Kenilworth Avenue, and south of Charlottetowne Avenue.
(Council District 1 - Egleston)

PETITIONER

Northwood Ravin

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Midtown Morehead Cherry Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The adopted plan recommends residential/office land uses, as amended via petition 2014-030.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The current rezoning plan allows a up to 155 multi-family residential units and/or a 175-room hotel.
- The number of residential units proposed is equal to the approved number of residential units and hotel rooms.
- The site plan amendment request limits the modifications to conversion of hotel room entitlements to residential units with minor adjustments to transportation improvements.
- The proposed development is compatible with the surrounding uses.

Motion/Second: Barbee / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan as amended by petition

2014-030. Staff clarified that the proposed number of residential units is equal to the number of approved residential units and hotel rooms combined. Staff noted minor transportation adjustments as well as removal of optional requests pertaining to signage given the conversion of the hotel rooms to residential units. There was no discussion of this request.

PLANNER

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